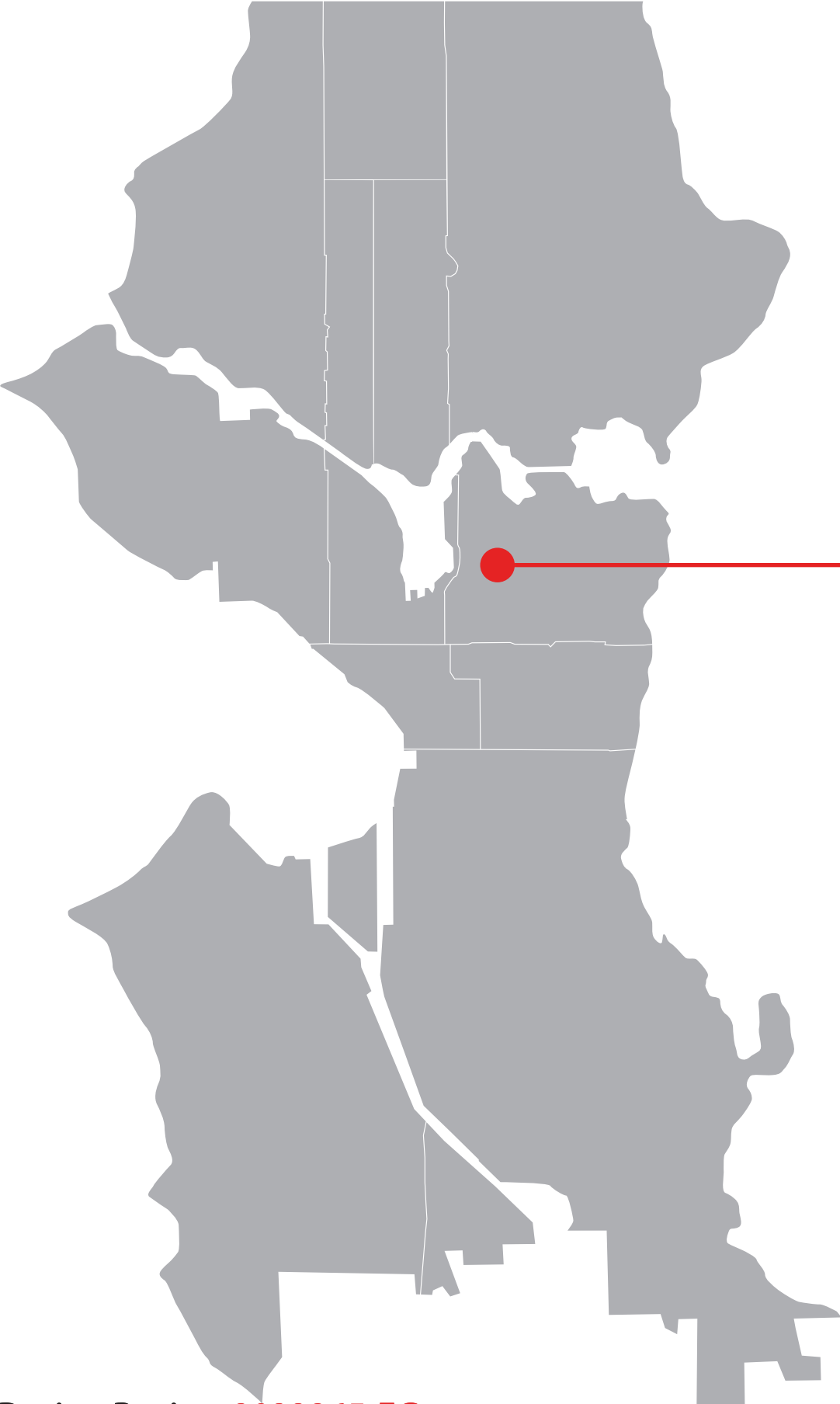


926 - 930 BROADWAY E. SEATTLE WA, 98102



PROJECT SITE

SDR PACKET - 02/05/2019
BROADWAY E

PROJECT ADDRESS

926 - 930 Broadway E.
Seattle, WA 98102

SDCI PROJECT NUMBER

#3033265-EG

PROJECT TEAM

ARCHITECT

Medici Architects
Jen Kim
11711 SE 8th St. Suite 100
Bellevue, WA 98005
(425) 453-9298
jenn@mediciarchitects.com

OWNER/DEVELOPER

Shelter Homes, LLC
Ron Froton
88 E. Hamlin St.
Seattle, WA 98102
(206) 390-7604
ronf@shelterhs.com

CIVIL ENGINEER

Davido Consulting Group
Tim Gabelein, PE
PO BOX 177
Silvana, WA 98287
(206) 523-0024x105
tim@dcgengr.com

ARBORIST

Steve Cushing
(253) 241-9241
arbor.steve@gmail.com

LANDSCAPE ARCHITECT

Root of Design
Devin Peterson
7104 265th St. NW #218
Stanwood, WA 98292
(206) 491-9545
devin@rootofdesign.com

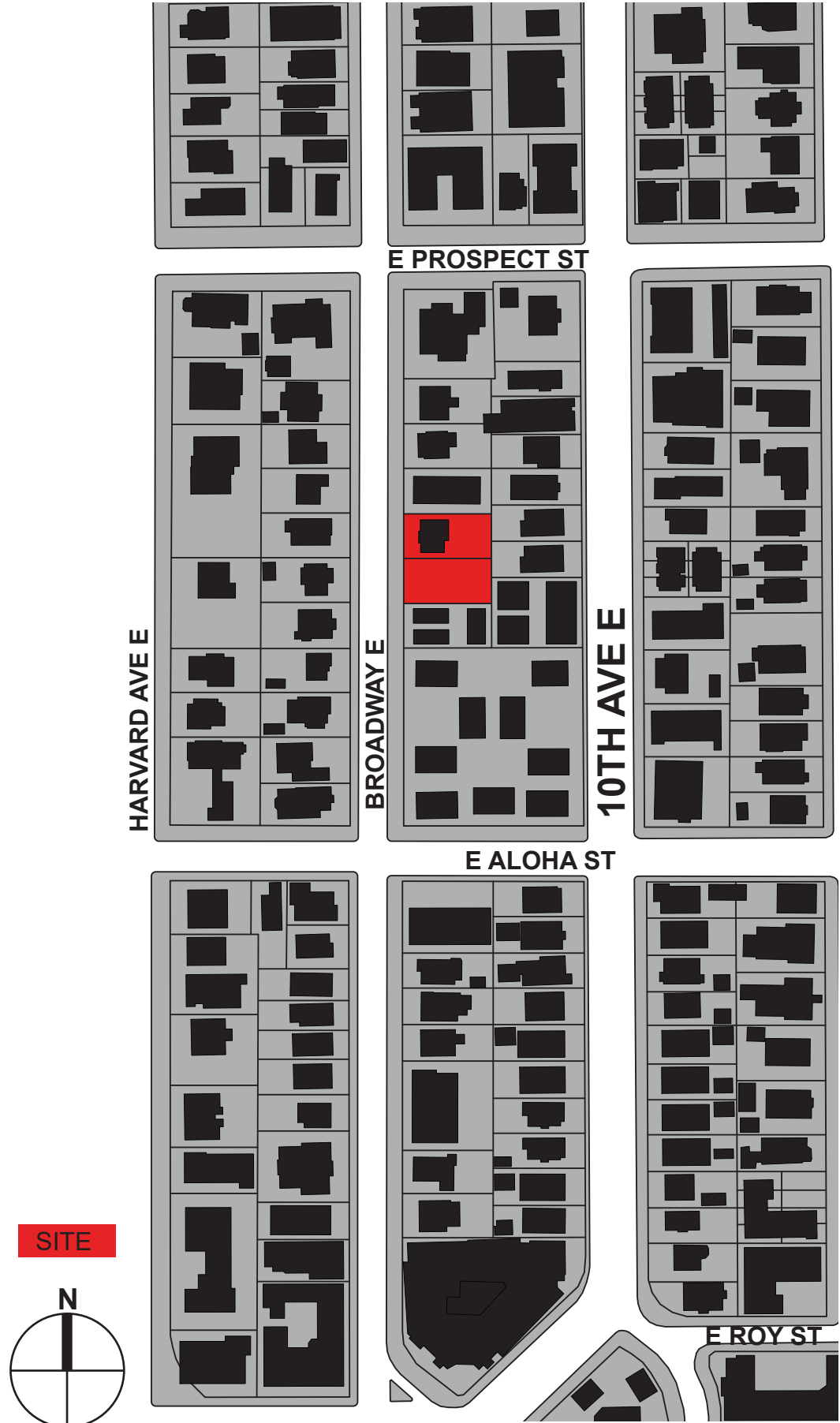


CONTENTS

<u>PAGE</u>	SECTION
1	Proposal Description
2	Context Analysis
3	Existing Site Conditions
4	Existing Street Elevations
5	Site Plan
6-7	Early Community Outreach
8-9	Arborist Report
10-13	Site Diagrams
14-15	Adjustments
16-17	Zoning Data
18-19	Design Guidelines
20-36	Architectural Concept
37	Landscape Concept



PROPOSAL DESCRIPTION



DEVELOPMENT OBJECTIVES

Combine two lots (5,000 sf each) and construct 2 tri-plexes (6 units) with private single car garages. Save existing single family house located on the north lot for a total of 7 units and 6 private parking garages. Existing duplex located on south lot to be removed.

- Promote density within the neighborhood, while emphasizing a transition of scale from multifamily residential to the neighboring single family homes.
- Enhance the street-scape with contemporary architecture that connects and engages the street and neighborhood.
- Save and enhance existing single family home located on north lot.
- Protect existing exceptional tree located on adjacent lot.

PROJECT INFORMATION

ADDRESS	926/930 Broadway E Seattle, WA 98102
PROJECT NUMBERS	#3033265-EG
PARCEL NUMBER	#983120-0600, 983120-0605
ZONE	LR1
LOT SIZE	10,000 SF
OVERLAYS	None
ALLOWED FAR	1.1 (11,000 SF) (for townhomes that meet SMC 23.45.510 C)
DENSITY LIMIT	1/1,600 SF (6 units) (for townhomes that meet SMC 23.45.510.C)
ALLOWED HEIGHT	30 feet
PARKING	6 large parking stalls proposed, all located in private garages.



CONTEXT ANALYSIS

ANALYSIS OF SITE

Currently the combined site has an existing single family residence (to be retained) and a duplex (to be removed). The existing shared garage is to be removed. The western side of the site rises about 6 feet above the sidewalk while being generally flat across the remaining portion to the east.

ANALYSIS OF CONTEXT

The proposed project is located along Broadway E in the Capitol Hill neighborhood of Seattle. The project site is zoned LR1 with the majority of the rest of the block zoned LR3. The western side of Broadway E is zoned SF 5000. On the site directly to the south, there are currently three new townhouses under construction. Within a block there are several bus stops which gives excellent access to the 49 and 9 transit lines running along 10th Ave E and Broadway E. About 7 blocks to the south is the Capitol Hill Link station which gives convenient and rapid transit to the whole region. One block to the east along 10th Ave E is designated for a future protected bike lane extension. Multiple stores and restaurants are situated about a block south on Broadway E. which promotes walkability and makes it convenient for residents to contribute to neighborhood economics.

EXISTING ZONING MAP LEGEND

LR1

LR3

SF5000

NC3-40

NC3P-40

SITE

BUS STOP

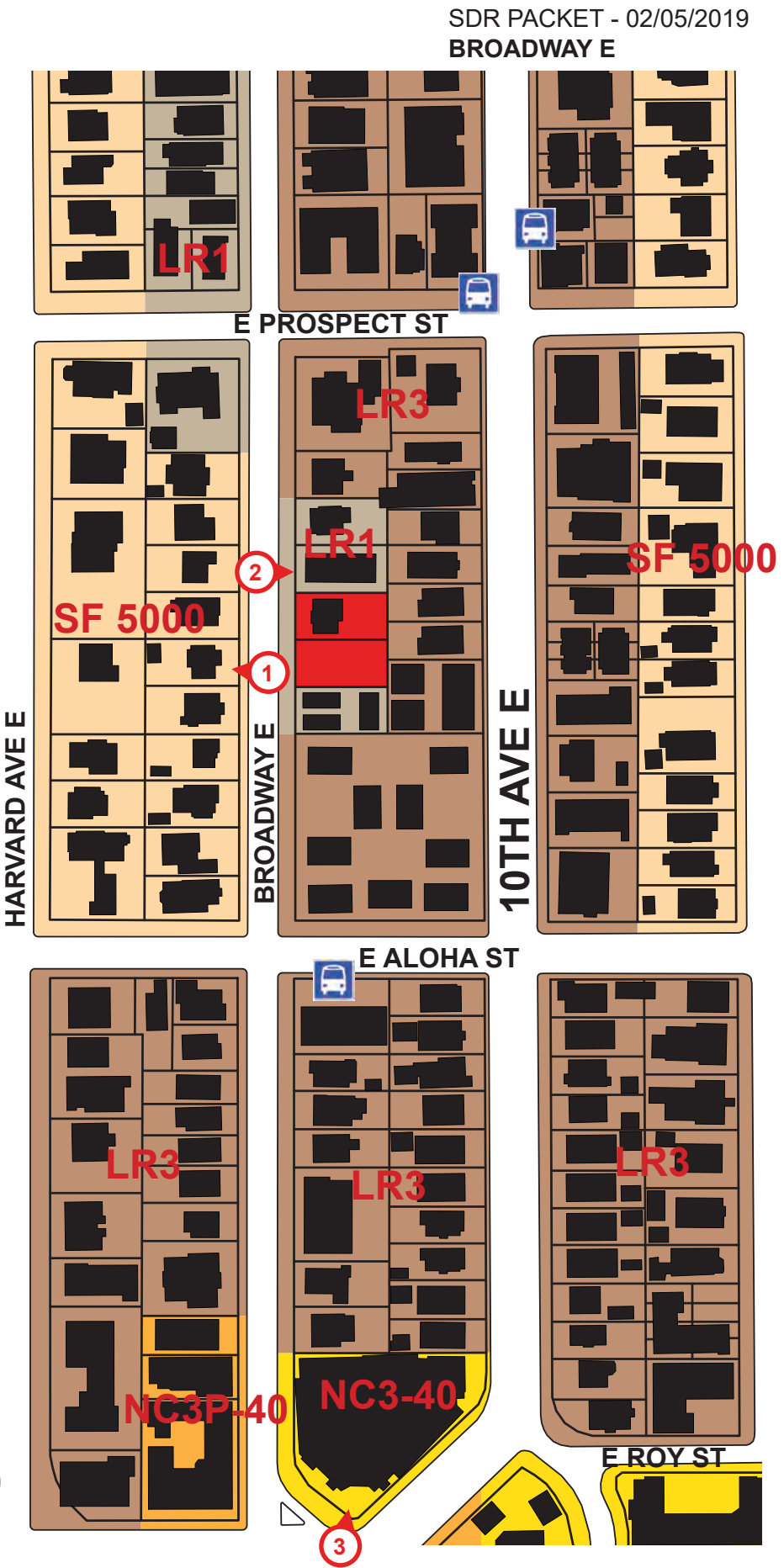
1 NEIGHBORING SINGLE FAMILY



2 NEIGHBORING APARTMENT

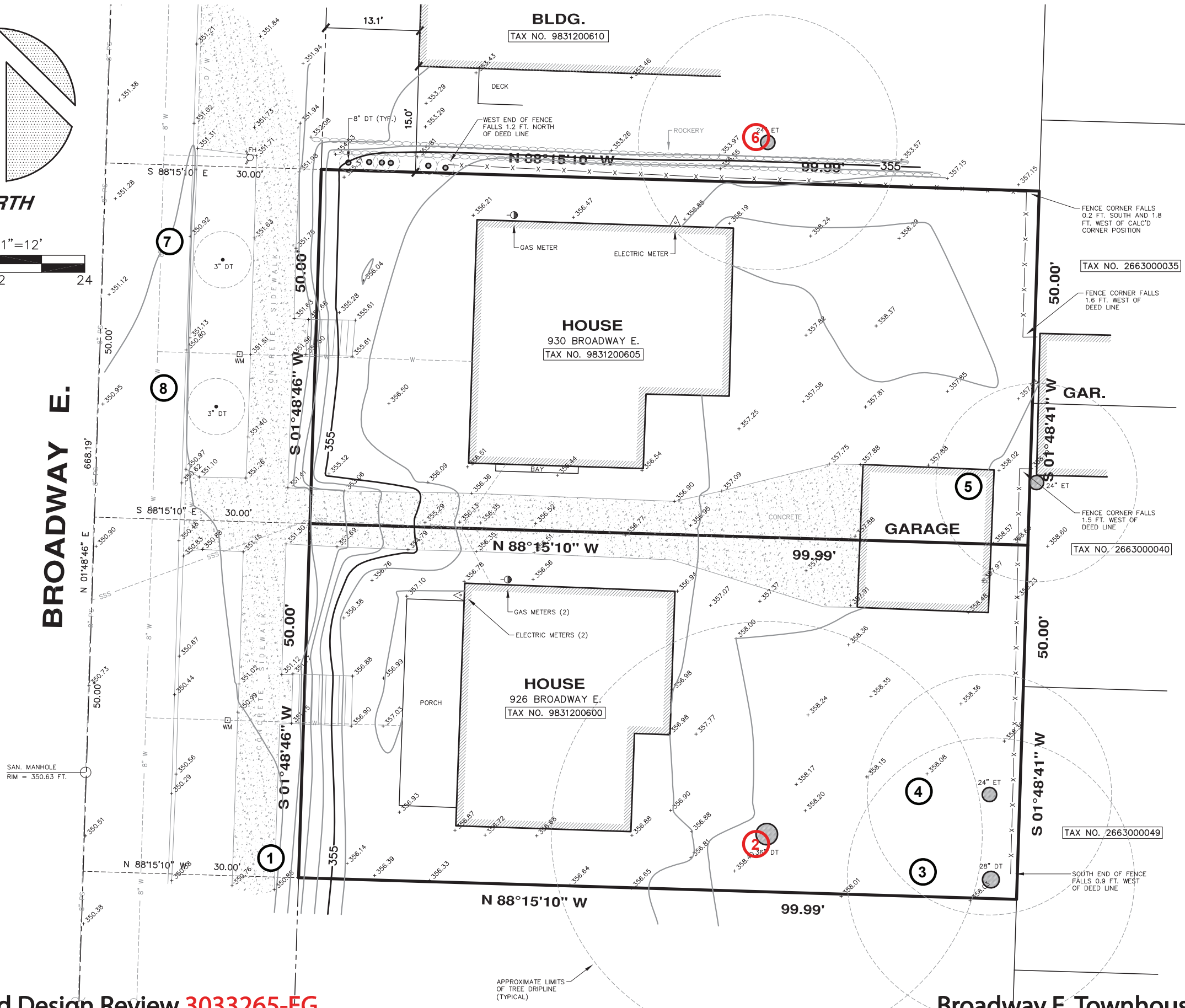
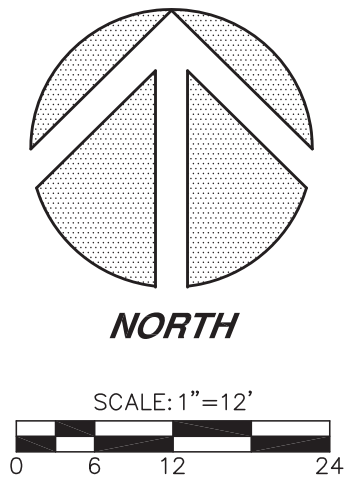


3 NEIGHBORING APARTMENT



EXISTING SITE CONDITIONS

SDR PACKET - 02/05/2019
BROADWAY E



EXCEPTIONAL TREES

- 2 RED OAK:
35" DBH, 80' T, 35' PCRZ
(TREE TO BE REMOVED)

EXCEPTIONAL ADJACENT TREES

- 6 GREEN SPRUCE:
23" DBH, 70' T, 23' PCRZ
(TREE TO BE RETAINED)

SITE TREES

- 3 COMMON CHERRY:
34" DBH, 35' T, 34' PCRZ
(MOSTLY DEAD, TO BE REMOVED)
- 4 WESTERN RED CEDAR:
25" DBH, 50' T, 25' PCRZ
(TREE TO BE REMOVED)

ADJACENT PROPERTY TREES

- 5 WESTERN RED CEDAR:
24" DBH, 50' T, 24' PCRZ
(TREE TO BE RETAINED)

R.O.W TREES

- 1 COMMON CHERRY:
8" DBH, 12' T, 8' PCRZ
- 7 JAPANESE MAPLE:
5" DBH, 5' T, 24' PCRZ
- 8 JAPANESE MAPLE:
5" DBH, 5' T, 24' PCRZ



EXISTING STREET ELEVATIONS

E PROSPECT ST



E ALOHA ST

BROADWAY E (FACING EAST)

SITE

E ALOHA ST



E PROSPECT ST

BROADWAY E (FACING WEST)

ACROSS FROM SITE

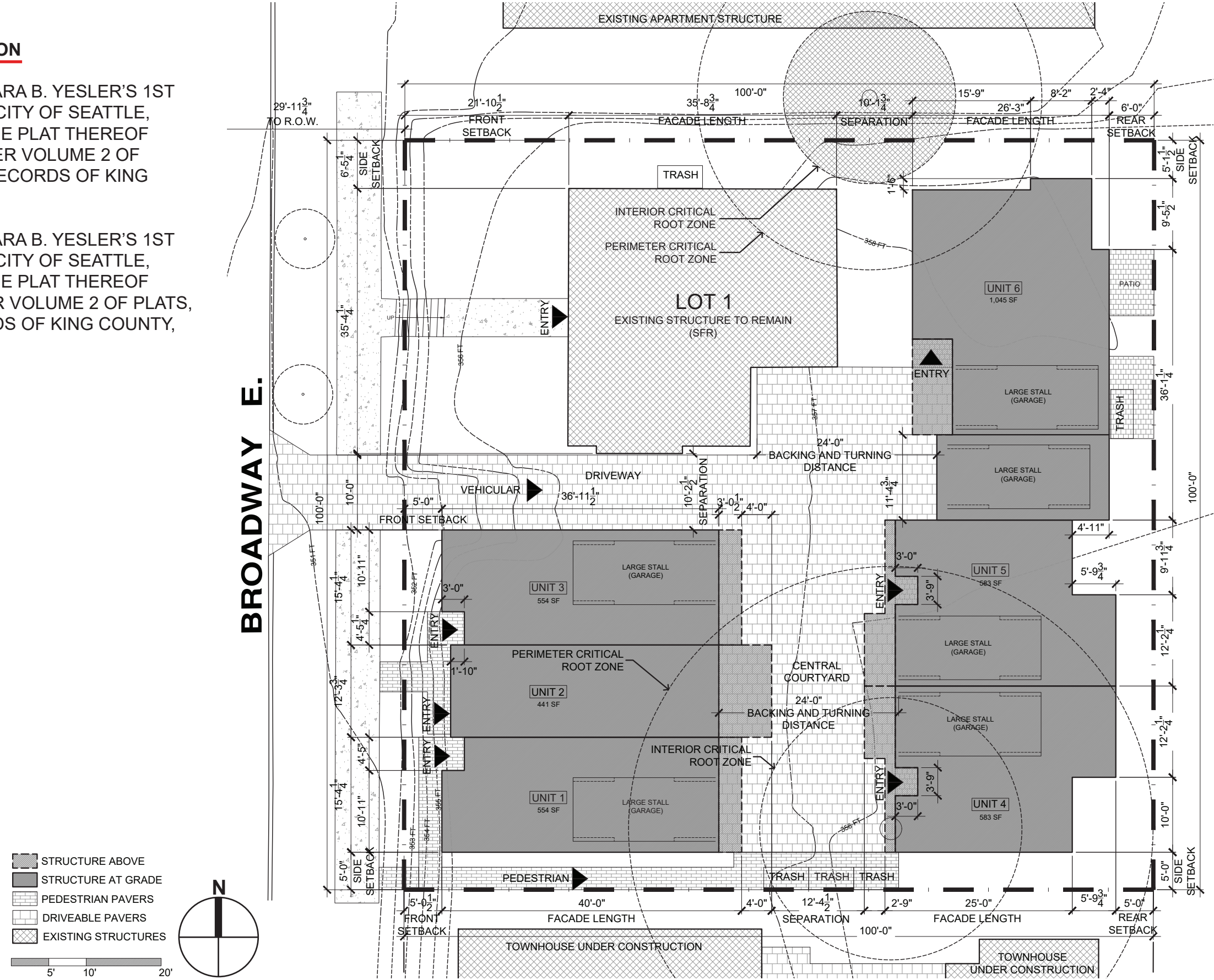


SITE PLAN

LEGAL DESCRIPTION

LOT 6, BLOCK 5, SARA B. YESLER'S 1ST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED UNDEER VOLUME 2 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, WA.

LOT 7, BLOCK 5, SARA B. YESLER'S 1ST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 2 OF PLATS, PAGE 331, RECORDS OF KING COUNTY, WA.



METHODS

Shelter Homes elected to use high impact digital and multi-pronged in-person and printed outreach methods. The printed outreach provided a balance of immediate project vicinity and broader Capitol Hill area engagement. The in-person outreach provided multiple opportunities for interested parties to intentionally engage with Shelter Homes, but also intercept folks who may not have the time or inclination to seek out an in-person event. The digital project web page provided an easily accessible comment form and relevant project info. Table 1 includes specific details of each outreach method.

SUMMARY

Despite Shelter Homes efforts to engage with members of the community and general public, no comments were received through the in-person, printed, or digital outreach methods. During the two drop-in sessions at Capitol Hill library a few patrons of the library inquired on the materials and use of the meeting room but they all declined to review the proposal or provide comment in any manner. The “Pop-Up” was intended to occur during weekend hours when nearby residents or neighborhood visitors would be active on the street. Numerous individuals asked what the pop-up was for, but once explained no one expressed interest in reviewing or commenting on the 926-930 Broadway E proposal. Additionally, no online or telephone comments were received despite the website and phone number being listed on all materials.

<i>In-Person Outreach</i>	MULTI-PRONGED METHODS: <ul style="list-style-type: none">• Drop-in hours at Capitol Hill Library, 11/8 10:00-11:30 AM & 11/12 3:30-5 PM• Staffed “Pop-Up” at Broadway E & E Aloha Street, 11/10 11:30-1pm
<i>Digital Outreach</i>	HIGH-IMPACT METHODS: <ul style="list-style-type: none">• Interactive website with ability for public to comment to project sponsor in addition to traditional contact information. Website included information on In-Person outreach events along with relevant project information. The website launched 11/1, live through 11/30.
<i>Printed Outreach</i>	MULTI-PRONGED METHODS: <ul style="list-style-type: none">• ¼ page color ad in 10/25 circulation of Capitol Hill Times weekly newsletter that included information on in-person and digital outreach.• Sign install on site 11/1, visible from the sidewalk, and included a general site plan in addition to all required information (sign removed 11/30)

DOCUMENTATION

The October 25th edition of the Capitol Hill Times included a ¼ page advertisement on page 3, as shown in Figure 1. The entirety of the October 25th Capitol Hill Times can be found in Appendix A. Figures 2 and 3 provide context and legibility verification for the project sign that was placed in front of the 926 Broadway E duplex on November 1st and was removed November 29th, 2018.

The project webpage was launched on November 1st and remained live until November 29th, 2018. A screenshot of the webpage can be found in Appendix B.

The in-person drop-in and pop-up events did not generate any written comments or discussion between staff and members of the public related to the 926-930 Broadway E project proposal. One individual did provide email contact information and was interested in learning about other Shelter Homes projects. The sign in sheet from the pop-up, the only event where an individual signed in, is shown in Figure 4. There were no individuals who elected to sign-in or provide comment at the drop-in hours held at the Capitol Hill library.

CONCLUSION

Shelter Homes was surprised that all individuals contacted through the in-person methods declined to comment and no comments were received through other mediums, particularly the project website. In most cases individuals seemed disinterested in the specifics as well as the general intent of the in-person presence. This may be the result of multiple projects over the past years in proximity to the proposed project site and Capitol Hill in general. This project also may not have garnered much interest because of the projects relatively modest size compared to much of the current development activity in Seattle.

APPROVAL OF EARLY COMMUNITY OUTREACH ON NOVEMBER 30, 2018



ELE
MENT

shelter
HOMES

926 & 930 Broadway E.
Seattle WA 98112

We want your feedback!

Upcoming events:

* Drop-in hours at Capitol Hill Library
Nov. 8th 10:00 - 11:30 &
Nov. 12th 3:30 - 5:00

* "Pop-Up" at intersection of
Broadway E. & Aloha Street
Nov. 10th 11:30 - 1:00 pm

Proposal:

To build 5 townhouses & 1 detached home & 6
garages. Existing home at 930 Broadway E. to
remain. Remove existing home at 926 Broadway E.

* Any information collected may be made public
info@shelterhs.com 206.486.9209 Grace Johnson

https://www.shelterhometseattle.com/property/926-930-broadway-e-capitol-hill/

IMAGE FROM THE INTERACTIVE WEBSITE

ELE
MENT

shelter
HOMES

926 & 930 Broadway E.
Seattle WA 98112

We want your feedback!

Upcoming events:

* Drop-in hours at Capitol Hill Library
Nov. 8th 10:00 - 11:30 &
Nov. 12th 3:30 - 5:00

* "Pop-Up" at intersection of
Broadway E. & Aloha Street
Nov. 10th 11:30 - 1:00 pm

Proposal:

To build 5 townhouses & 1 detached home & 6
garages. Existing home at 930 Broadway E. to
remain. Remove existing home at 926 Broadway E.

* Any information collected may be made public
info@shelterhs.com 206.486.9209 Grace Johnson

https://www.shelterhometseattle.com/property/926-930-broadway-e-capitol-hill/

1/4 PAGE COLOR AD IN OCT 25TH CIRCULATION OF
THE CAPITOL HILL TIMES

ELE
MENT

shelter
HOMES

926 & 930 Broadway E.
Seattle WA 98112

We want your feedback!

Upcoming events:

* Drop-in hours at Capitol Hill Library
Nov. 8th 10:00 - 11:30 &
Nov. 12th 3:30 - 5:00

* "Pop-Up" at intersection of
Broadway E. & Aloha Street
Nov. 10th 11:30 - 1:00 pm

Proposal:

To build 5 townhouses & 1 detached home & 6
garages. Existing home at 930 Broadway E. to
remain. Remove existing home at 926 Broadway E.

* Any information collected may be made public
info@shelterhs.com 206.486.9209 Grace Johnson

https://www.shelterhometseattle.com/property/926-930-broadway-e-capitol-hill/

INSTALLED SIGN ON SITE (NOVEMBER 1ST 2018)

Streamlined Design Review 3033265-EG

Broadway E. Townhouses

MEDICIARCHITECTS

7

Shelter Homes LLC - 926-930 Broadway E,

Steve Cushing
I.S.A. Certified
Arborist
PN-7629A
Tree Risk
Assessment Qualified
253-241-9241

12-30-2018

Prepared For: Graham Satterwhite

Shelter Homes LLC

2330 121st Ave Se, Bellevue, WA 98005

ISA Basic Tree Risk Assessment Level 2 and Construction Recommendations:

926-930 Broadway E, Seattle, WA 98102 09:00 A.M.

Notes:

1.) DBH = Diameter at Breast Height / 54" from ground.

2.) T = Tall—Approximate by ground observation.

3.) PCRZ = Perimeter Critical Root Zone - DBH X 12" Radius from Trunk.—See Page 4 .

Tools used: Tape and Laser Measure . Visual Ground Level Observation.

2.) *Quercus rubra*, red oak : 35" DBH, 80' T, 35' PCRZ

Exceptional tree (30" Threshold)

6.) *Picea pungens* , green spruce : 23" DBH, 70' T, 23' PCRZ

Exceptional tree (20" Threshold)

I have inspected the trees at request of Graham Satterwhite on Wednesday 12-19-2018 at 10:00 A.M.

These trees meet the Diameter Size Thresholds for Common and Native Trees to be consid-
ered for exceptional status as described by Seattle DPD Director's Rule 16-2008.

The condition of the trees are Good. The Risk Ratings are: Moderate.

"Hazardous tree" means any tree or tree part that poses a high risk of damage to persons or
property, and that is designated as such by the Director according to the tree hazard evalua-
tion standards established by the International Society of Arboriculture.

CERTIFIED
ARBORIST
ISA

ISA
QUALIFICATIONS

Stephen Cushing PN-7629 TRAQ

ASCA AMERICAN SOCIETY of
CONSULTING ARBORISTS

37463 18th Ave So.
Federal Way, WA 98003

Phone: 253-241-9241
E-mail:
arbor.steve@gmail.com

1

Shelter Homes LLC - 926-930 Broadway E,

2.) *Quercus rubra*, red oak : 35" DBH, 80' T, 35' PCRZ

Exceptional tree (30" Threshold)

Crown and Branches:


The Crown is Normal Decurrent Vase shape - Approximately 70% Live Crown Ratio. Normal: 90%. Necrotic. 10%. The Canopy
has been raised for clearance. The canopy is Medium (35' Diameter.)

Trunk:

The Trunk appears Normal at this time.

Roots and Root Collar:

The main concern is the current parking under the canopy of the tree which is compacting the soil within the Perimeter Critical
Root Zone (PCRZ) of the tree. This should no longer be allowed. The PCRZ must be protected during any construction processes
that may happen in the future.



2

Shelter Homes LLC - 926-930 Broadway E,

6.) *Picea pungens* , green spruce : 23" DBH, 70' T, 23' PCRZ

Exceptional tree (20" Threshold)

This tree is on the Northern neighboring property 936 Broadway Ave E. and would not be impacted by a potential construction
project on the 926. 928 Broadway E parcel.

Crown and Branches:


The Crown is Normal Conical shape. 10% Self Corrected lean is visible. Approximately 80% Live Crown Ratio: Normal: 90%. Ne-
crotic 10%. The Canopy has been raised for clearance. The canopy is Medium (23' Diameter.)

Trunk:

The Trunk appears Normal at this time.

Roots and Root Collar:

The main concern is the limited compacting soil and foot traffic within the Perimeter Critical Root Zone (PCRZ) of the tree.



3

THE FULL ARBORIST REPORT HAS BEEN SUBMITTED



Shelter Homes LLC - 926-930 Broadway E,



Critical Root Zone (CRZ)

The CRZ of a tree, also called the "tree protection zone", is often defined as an imaginary circle on the ground that corresponds with the "dripline" of the tree. However, the dripline is very irregular and misleading, so the trunk diameter is referred to.

- To determine a CRZ:
- Measure tree diameter 4.5 feet above grade
 - Multiply this diameter by 12 in.

Keep in mind that while this is a generally accepted method for measuring CRZ, root systems will vary in depth and spread based on size of tree, soil quality, water table, species, and other related factors.

The above CRZ drawing also defines the "Perimeter CRZ" (PCRZ) and "Interior CRZ" (ICRZ). Generally, the full PCRZ is considered the optimum amount of root protection for a tree. (The ICRZ is identified as the inner half of the CRZ radius.) As root impact occurs within the PCRZ, greater post care will be required for the tree to remain alive and stable. The absolute maximum disturbance allowed must still leave the ICRZ undisturbed if the tree is to have any chance of survival. If the root impact were this severe, the tree would then need to be treated and maintained as a transplanted tree. In this case, the tree would require extensive post care, including but not limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying, and monitoring for several years.

Critical Root Zone (CRZ) = 12" Radius for every tree inch diameter. Generally considered optimum protection.

Perimeter Critical Root Zone (PCRZ) = the outer half of the CRZ

The greater the disturbance in this area, the greater Post Care is required.

Critical Root Zone Delineation

Tree Trunk

Interior Critical Root Zone (ICRZ) = the inner half of the CRZ

Protecting only this area would cause significant impact to the tree, potentially life threatening, and would require maximum Post Care Treatment.

General Rule for cutting in to the Perimeter Critical Root Zone or Tree Protection Area of a Tree.

To determine the Tree Protection Area of a Tree:

- 1.) Measure tree diameter 4.5 feet above grade.
- 2.) Multiply the diameter X 12 inches.

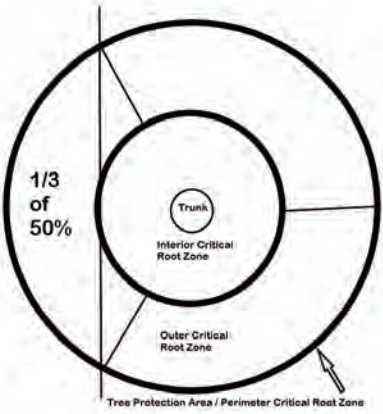
Provided by: www.hortweb.com

Shelter Homes LLC - 926-930 Broadway E,

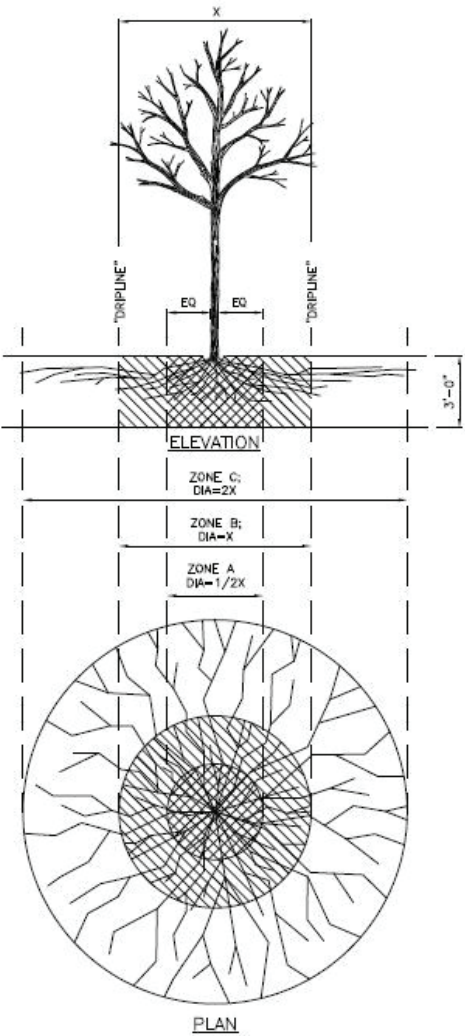
Code allows portions of the basic protection area to be reduced when accompanied by a plan prepared by a tree care professional. The inner one half of the basic tree protection area is known as the inner critical root zone. In no circumstances is any reduction of the protection area allowed within the critical inner root zone. Within the outer one-half of the basic protection zone, no more than 1/3 of the area may be disturbed. (SMC 25.11.050)

Excavation and site disturbance should be performed without disturbing the critical inner root zone without disturbing more than 1/3rd of the outer half of the basic tree protection area.

With proper planning and coordination of construction activities, the proposal can be permitted and constructed without negative impact to the health of the subject exceptional trees. If the proposal should change, I should be retained to review the changes and potential impact to the tree.



Shelter Homes LLC - 926-930 Broadway E,



TRENCHING/EXCAVATION

- ZONE A (CRITICAL ROOT ZONE)**
1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
 2. SEVERANCE OF ROOTS LARGER THAN 2" DIA REQUIRES ENGINEER'S APPROVAL
 3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

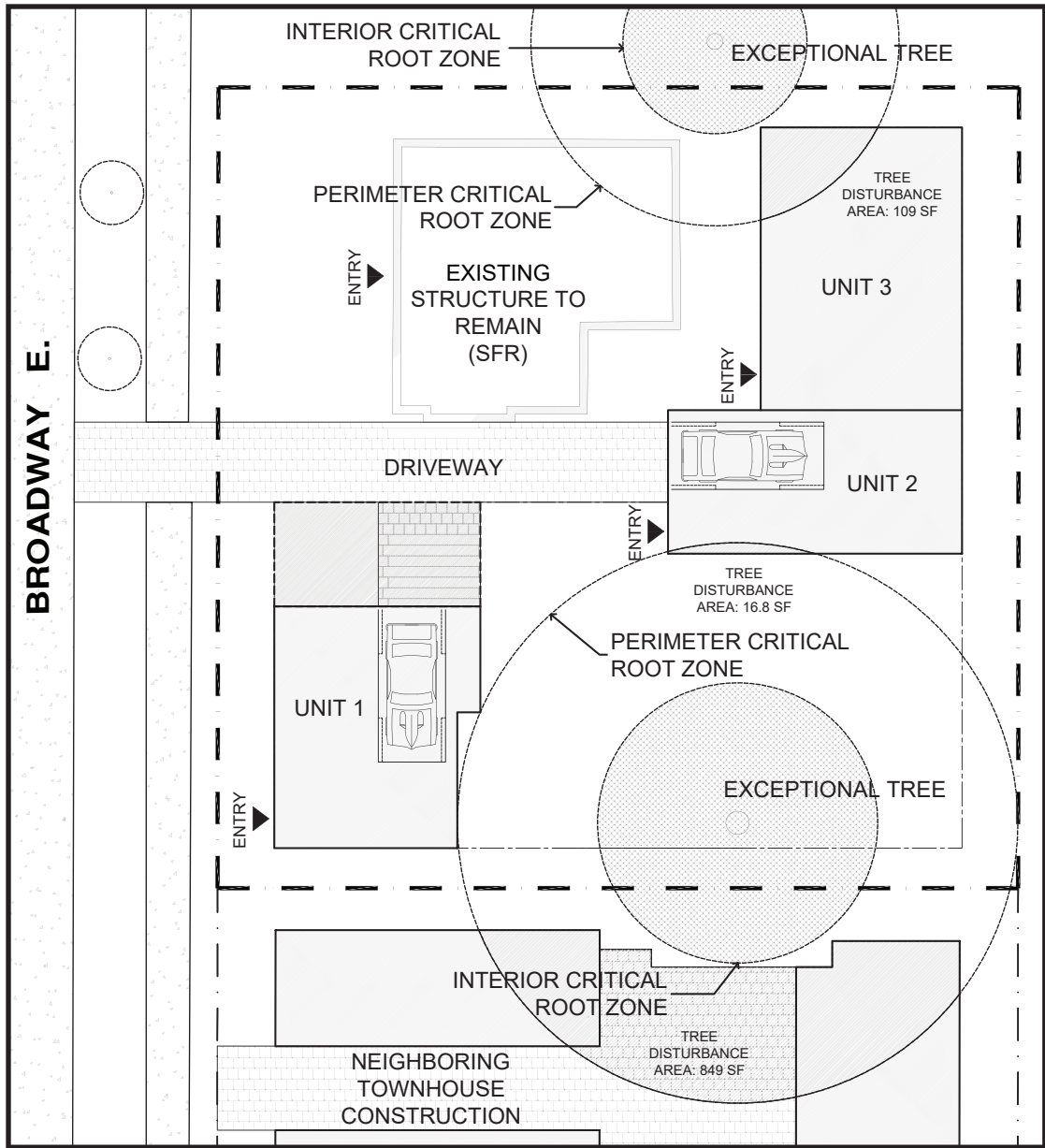
ZONE B (DRIPLINE)

1. ZONE B FOR ASYMMETRICAL COLUMNAR AND NARROW CONICAL TREE FORMS. ZONE B = 1' RADIUS FOR EVERY 1" OF TRUNK DIAMETER.
2. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0".

NOTE:
A TREE, VEGETATION, AND SOIL PROTECTION PLAN (TVSPP) IS REQUIRED FOR ALL PROJECTS. APPROVAL OF PLAN REQUIRED PRIOR TO MOBILIZATION. SEE SECTION 8-01.

THE FULL ARBORIST REPORT HAS BEEN SUBMITTED

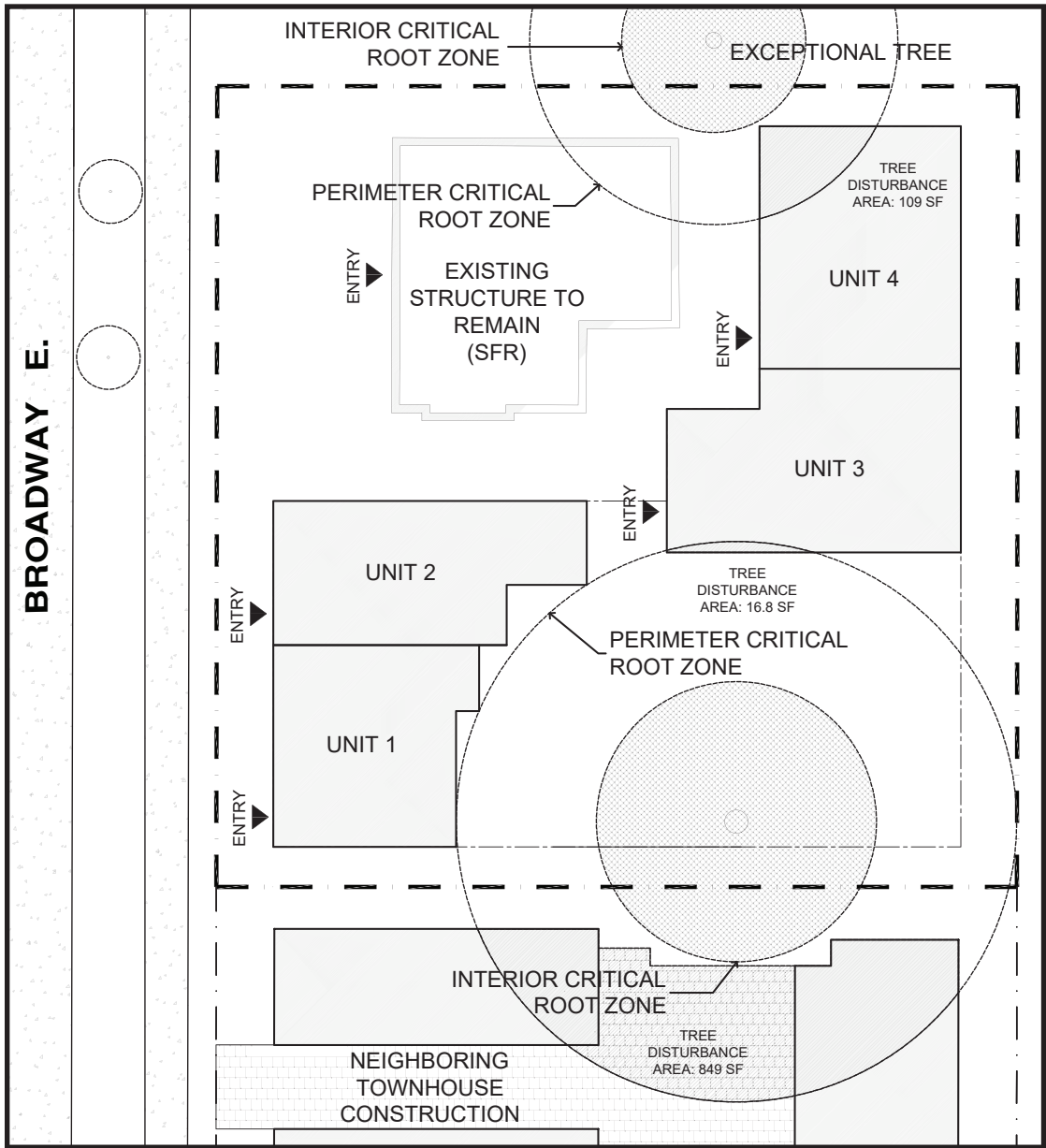




OPTION A

ALLOWABLE FAR: 11,000 SF
ALLOWABLE DENSITY: 6 UNITS

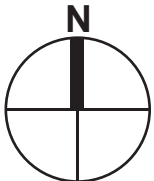
- POSSIBLE FAR: 7,375 SF
- POSSIBLE DENSITY: 3 UNITS
- 2 PARKING STALLS PROVIDED
- EXISTING SINGLE FAMILY RETAINED
- EXCEPTIONAL TREE RETAINED
- PEDESTRAIN ACCESS SHARED WITH VEHICLES
- LITTLE FACADE MODULATION
- CAN'T MEET FAR OR DENSITY ALLOWANCE
- NO ADJUSTMENTS REQUESTED



OPTION B

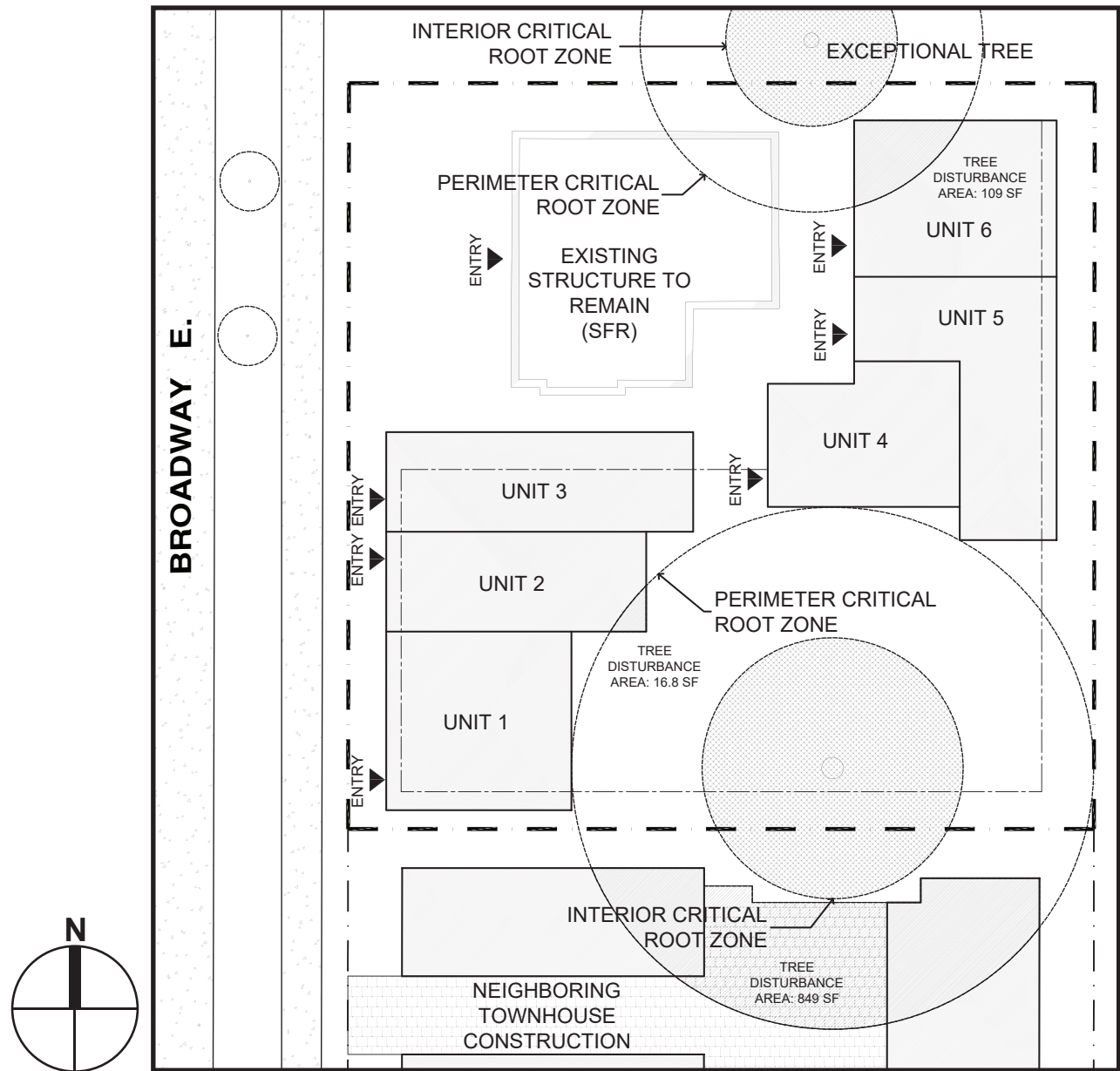
ALLOWABLE FAR: 11,000 SF
ALLOWABLE DENSITY: 6 UNITS

- POSSIBLE FAR: 8,106 SF
- POSSIBLE DENSITY: 4 UNITS
- NO PARKING STALLS PROVIDED
- EXISTING SINGLE FAMILY RETAINED
- EXCEPTIONAL TREE RETAINED
- CAN'T MEET FAR OR DENSITY ALLOWANCE
- LITTLE FACADE MODULATION
- NO ADJUSTMENTS REQUESTED



DRIP LINE ALLOWANCE			
BUILT AREA WITHIN DRIP LIN CANNOT BE MORE THAN 30% OF THE OUTER DRIP LINE AREA.			
OUTER DRIP LINE AREA:	2,886 SF	CONSTRUCTION ON ADJACENT PROPERTY DISTURBED DRIP LINE AREA:	849 SF
2,886 SF X .30 = 865.8 SF (ALLOWED DISTURBANCE)		865.8 SF - 849 SF = 16.8 SF (ALLOWED DISTURBANCE REMAINING)	





OPTION C

ALLOWABLE FAR: 11,000 SF
ALLOWABLE DENSITY: 6 UNITS

- POSSIBLE FAR: 9,418 SF
- POSSIBLE DENSITY: 6 UNITS
- NO PARKING STALLS PROVIDED
- EXISTING SINGLE FAMILY RETAINED
- EXCEPTIONAL TREE RETAINED
- MEETS DENSITY ALLOWANCE
- CAN'T MEET FAR ALLOWANCE
- LITTLE FACADE MODULATION
- ADJUSTMENTS REQUIRED
- SETBACK REDUCED BETWEEN EXISTING STRUCTURE AND NEW DEVELOPMENT.
- FRONT AND REAR SETBACK AVERAGE REDUCTIONS.

DRIP LINE ALLOWANCE

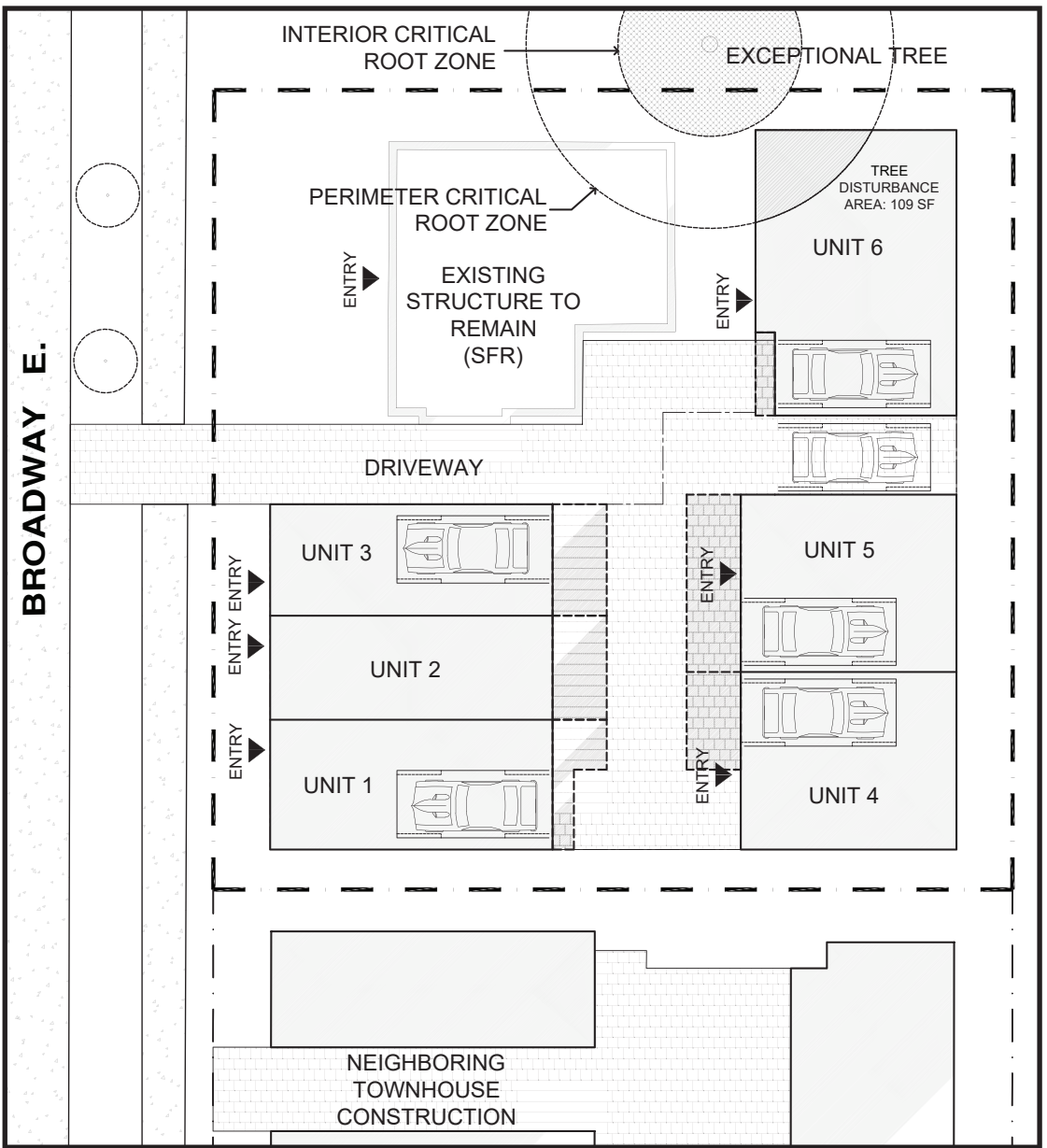
BUILT AREA WITHIN DRIP LIN CANNOT BE MORE THAN 30% OF THE OUTER DRIP LINE AREA.

OUTER DRIP LINE AREA: 2,886 SF

2,886 SF X .30 = 865.8 SF (ALLOWED DISTURBANCE)

CONSTRUCTION ON ADJACENT PROPERTY DISTURBED DRIP LINE AREA: 849 SF

865.8 SF - 849 SF = 16.8 SF (ALLOWED DISTURBANCE REMAINING)



OPTION D

ALLOWABLE FAR: 11,000 SF
ALLOWABLE DENSITY: 6 UNITS

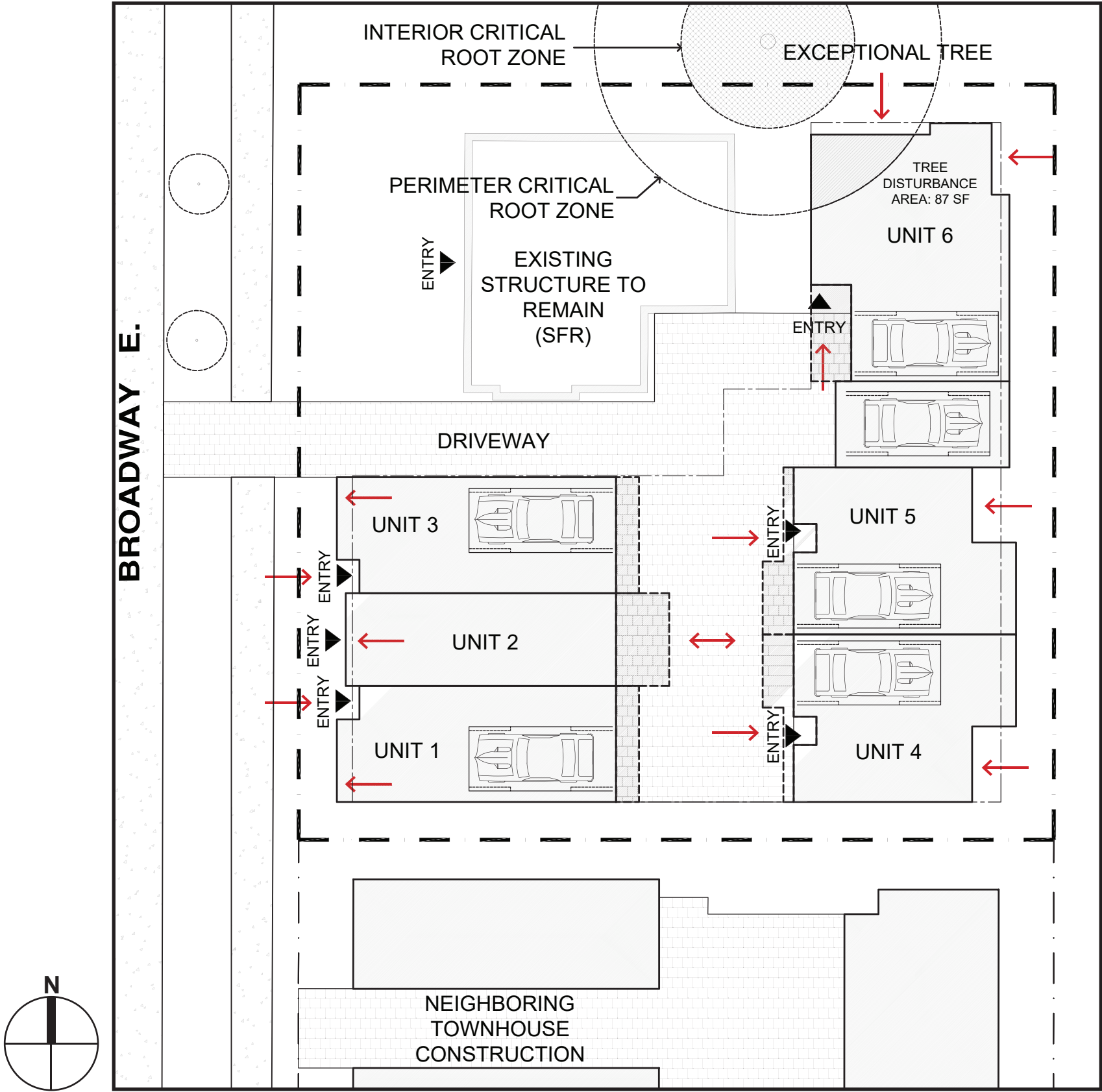
- POSSIBLE FAR: 11,000 SF
- POSSIBLE DENSITY: 6 UNITS
- 6 PARKING STALLS PROVIDED
- EXISTING SINGLE FAMILY RETAINED
- EXCEPTIONAL TREE REMOVED
- CAN MEET FAR AND DENSITY ALLOWANCE
- LITTLE TO NO FACADE MODULATION
- CENTRAL COURTYARD HAS LITTLE EXPOSURE TO LIGHT AND AIR.
- EXCEPTIONAL TREE ON NEIGHBORING LOT IS EN-CROACHED UPON.
- NO ADJUSTMENTS REQUESTED


SITE DIAGRAMS

OPTION E (DESIGNED CONCEPT)

ALLOWABLE FAR: 11,000 SF
ALLOWABLE DENSITY: 6 UNITS

- POSSIBLE FAR: 11,000 SF
- POSSIBLE DENSITY: 6 UNITS
- 6 PARKING STALLS PROVIDED
- MEETS FAR AND DENSITY ALLOWANCE
- EXISTING SINGLE FAMILY RETAINED
- EXCEPTIONAL TREE REMOVED
- ADDITIONAL DISTANCE BETWEEN EXCEPTIONAL TREE LOCATED ON ADJACENT PROPERTY AND UNIT 6
- MODULATED FACADE ALONG STREET EDGE
- LARGER CENTRAL COURTYARD
- MODULATED FACADE ALONG THE REAR PROPERTY LINE
- SEPARATE VEHICLE AND PEDESTRIAN ACCESS POINTS
- 2 ADJUSTMENTS REQUESTED
- FRONT SETBACK ADVERAGE REDUCTION
- ADDITIONAL STRUCTURAL WIDTH



 PORTION OF STRUCTURE WITHIN
REQUIRED SETBACK AVERAGE

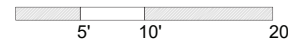
PORTION OF STRUCTURE WITHIN FRONT
SETBACK AVERAGE REDUCTION

ADJACENT TOWNHOUSES
(UNDER CONSTRUCTION)

1'-0 1/4"



14 MEDICIARCHITECTS



ADJUSTMENT SUMMARY TABLE				
	CODE CITATION	CODE REQUIREMENT	PROPOSED ADJUSTMENT	JUSTIFICATION OF ADJSUTMENT
ADJUSTMENT A	FRONT SETBACK AVERAGE SMC 23.45.518.A	FOR TOWNHOUSE DEVELOPMENTS IN LR ZONES THE REQUIRED AVERAGE FRONT SETBACK IS 7 FEET.	A 5'-11 3/4" AVERAGE SETBACK IS PROVIDED ALONG THE STREET FACING FAÇADE OF UNITS 1 THROUGH 3. THIS IS A 1'-0 1/4" REDUCTION OR A 15% REDUCTION. THIS REDUCTION OCCURS AT THE 1ST FLOOR AT UNIT 1 AND 3. AT UNIT 2 IT OCCURS ON THE 1ST AND 2ND FLOORS.	THE SETBACK AVERAGE REDUCTION IS THE RESULT OF MODULATION ALONG BROADWAY E FOR UNITS 1-3 AS A WAY TO REDUCE THE PERCIEVED MASS BY ALLOWING FOR A STEP BACK OF THE FACADE AT THE UPPER FLOORS. THIS BREAKS THE FACADE INTO SMALLER ELEMENTS. THE CENTRAL COURTYARD ON THE OTHERHAND IS WIDENED TO ALLOW FOR A MORE INVITING USEFUL SPACE. CS2.A.2,DC2.A.2,DC2.B.1,DC2.D.1,DC3.B.4,DC3.C.2,
ADJUSTMENT B	STRUCTURAL WIDTH SMC 23.45.527.A	IN LR1 ZONES, THE MAXIMUM ALLOWABLE STRUCTURAL WIDTH IS 60 FEET.	89'-10 1/2" STRUCTURAL WIDTH PROVIDED ALONG THE EASTERN PROPERTY LINE. THIS IS AN INCREASE OF 29'-10 1/2" OR 50% OF ALLOWABLE WIDTH IN LR1 ZONES. THIS WIDTH INCLUDES UNITS 4,5, AND 6. IT ALSO INCLUDES THE PARKING GARAGE FOR THE EXISTING SUNGLE FAMILY STRUCTURE THAT WILL REMAIN.	THE ADDITIONAL STRUCTURAL WIDTH OCCURS ALONG THE REAR PROPERTY LINE. THIS PROPERTY LINE IS ADJACENT TO AN LR3 ZONE WHICH IS ALLOWED A STRUCTURAL WIDTH OF 120 FT ALONG THE SAME PROPERTY LINE. THE ADDITIONAL WIDTH IS THE RESULT OF ADDING A 1 STORY GARAGE BETWEEN UNITS 5 AND 6. THIS PORTION OF THE STRUCTURE IS ONE STORY WITH A GREEN ROOF ABOVE THAT WILL BE USED AS AMENITY SPACE FOR UNIT 6. THIS DESIGN CONSIDERATION MOVES MAJORITY OF THE MASS TOWARD THE REAR OF THE LOT AWAY FROM THE SINGLE-FAMILY ZONE. THE FACADE ALONG THE EASTERN PROPERTY LINE IS MODULATED TO REDUCE THE STRUCTURES PERCEIVED MASS TO THE EASTERN LOTS. DC3.B.1,DC3.B.3,DC3.C.2,DC4.D.4

EXCEPTIONAL TREE REMOVAL REQUEST (C)	THE RETENTION OF THE EXCEPTIONAL TREE LOCATED NEAR THE SOUTH PROPERTY LINE WILL PREVENT DEVELOPMENT OF THE PROJECT SITE TO ITS MAXIMUM POTENTIAL. ALLOWABLE FAR: 11,000 SF ALLOWABLE DENSITY: 6 TOWNHOUSE UNITS PER SITE DIAGRAMS LOCATED ON PAGES 10-11 OF THIS SDR PACKET THE MAXIMUM FAR POSSIBLE WOULD BE 9,418 SF
--	---

LOT AREA	10,000 SF
DEVELOPABLE LOT AREA	10,000 SF for multi-family (townhome) project
ZONING	LR1
OVERLAY	None
EXISTING LAND USE	Single-Family Residential Duplex Residential

23.45.512 - DENSITY LIMITS

LR1: 1/1,600 for townhouse developments that meet the standards of sub-section 23.45.510.C

-6 (6) units proposed with a existing single family to remain which is exempt from density limits per SMC 23.45.512.E

23.45.514 - STRUCTURE HEIGHT

LR1: 30 feet base height
Shed and butterfly roofs may extend 3 feet above limit.

-Proposed buildings to meet height requirements with shed roof.

23.45.518 - SETBACKS

Front: 7' average, 5' minimum
Rear: 7' average, 5' minimum
Side: 5' for facades less than 40' in length, 7' average & 5' minimum for facades greater than 40' in length
Separation between multiple structures: 10'

Unenclosed decks may project a maximum 4' into setback if they are no closer than 5' to the lot line, not more than 20' wide, and separated from other deck by a distance equal to at least ½ of the width of the projection.

-Requesting a 1'-0 1/4" or a 15% reduction in the front setback average requirement. Requirement is 7'-0" average, (proposing a 5'-11 3/4" average) All other proposed setbacks comply with requirements.

23.45.522 - AMENITY AREA

Required amount of amenity area for townhouse developments is equal to 25% of the lot area. Minimum 50% of the required amenity area to be provided at ground level (except that on the roof of a structure) and may be provided as private or common space. All units shall have access to an amenity area. No common amenity areas shall be less than 250 square feet in area.

-Amenity area to be provided at ground level landscaped areas and private roof decks.

23.45.524 - LANDSCAPING STANDARDS

Landscaping that achieves a Green Factor score of 0.6 or greater is required. Street trees are required.

-Landscape plan to be provided to show compliance with Green Factor.

23.45.504 - PERMITTED USES

Residential Use permitted outright
Residential Townhouse use proposed

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS

LR1: 1.1 for Townhouse developments, if meeting standards of 23.45.510.C
-Proposed buildings to meet FAR requirement.

10,000 SF x 1.1 = 11,000 SF allowed



23.45.527 - STRUCTURE WIDTH

LR1: 60' max structural width required.

- 89'-10 1/2" proposed and we are requesting a adjustment to allow for a 1 story garage between units 5 and 6.

FACADE LENGTH:

The maximum combined length of all portions of facades within 15' of a side lot line shall not exceed 65% of the length of that lot line.

North side lot line: 100'-0" X .65 = 65' total facade length allowed

South side lot line: 100'-0" X .65 = 65' total facade length allowed

-Proposed South facade length= 65'-0" or 65%

-Proposed North facade length= 61'-11 3/4" or 62%

23.45.529 - DESIGN STANDARDS

Enhance street-facing facades; Foster a sense of community by integrating pedestrian-oriented new development; Provide a sense of openness and access to light and air; Encourage compatibility of variety of housing types with scale and character of neighborhood.

-Proposed buildings to utilize articulation, architectural features, and materials to provide variety in facades. Large windows and doors will provide light and ventilation, with common and private access to an outdoor amenity areas. A visually prominent pedestrian entry on the street-facing side will be provided, along with additional architectural details to identify individual townhouse units.

23.45.536 - PARKING LOCATION, ACCESS AND SCREENING

Required parking shall meet requirements of SMC 23.45.015.C to get higher FAR allowance.

-Each parking space will be located in a garage. Access is taken from the shared driveway off of Broadway E.

23.54.015 - REQUIRED PARKING

Per Table B, multifamily residential uses are required 1 space per dwelling unit.

- 6 spaces are proposed, with a reduction of 1 parking spot per SMC 23.54.015 and SMC 23.54.020 (frequent transit service area).

23.45.510.C - ADDITIONAL CODE REFERENCES

Standards to meet in order to qualify for higher FAR and higher density:

1. Proposed development to meet the green building standard.
2. Improvements to alley must be made if abutting an alley. (n/a)
3. Parking location to be located in a parking area or structure at the rear of the lot.
4. Access to parking shall be from a street with no more than one driveway.



DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

A. Energy Use:

- 1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

E. Water:

- 2. Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.

The proposed project is being designed to achieve built green certification as well as being solar ready.

The proposed project will incorporate water retention devices on site and will be intergrated within the architecture and landscape design.



CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B. Adjacent Sites, Streets, and Open Spaces:

- 2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

The street facing units have been designed to create a strong connection to the sidewalk while still providing semi-private entries for residents. The design takes cues from the existing single-family structure on site and uses the natural slope of the site to create a landscaped urban stoop. This garden entry helps soften the perceived mass from Broadway E.

D. Height, Bulk, and Scale:

- 1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable polices.
- 3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
- 5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

The design creates a transition between higher density east of the site and lower density to the west. Larger units are placed at the rear (eastern) portion of the site while smaller units are placed at the street, facing the single-family zone. This change in scale allows for the perceived mass to be reduced and more in line with the single-family structures along Broadway E.



PL2 WALKABILITY

Create a safe and comfortable walking enviroment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. Safety and Security:

- 2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

D. Wayfinding:

- 1. Design as Wayfinding:** Use design featuers as a means of wayfinding wherever possible, and provide clear directional signage where needed.

All pedestrian stairways, paths, entries, and central courtyard will be illuminated for safety and security. Clear and illuminated wayfinding devices will help direct visitors while a strategic placement of windows will help provide visible surveillance of the interior courtyard and passageways.

The proposed project will clearly show addresses above and adjacent to unit entries. For units located at the rear of the site, addresses will be shown on an arbor above the pedestrian access path. Units at the street will have steel canopies clearly highlighting the entry locations while the rear access path will have an arbor directing pedestrians to the rear units. All street addresses will be illuminated and legible from the street.



PL3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries:

- 2. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

The proposed entries will provide an intimate scale for each unit while still providing a sense of place and interaction with fellow neighbors. All street level entries will be accessed from the street via two stairs that rise with existing grade above the sidewalk. For front and rear entries there will be a canopy or overhang that provides a level of weather protection as well as direction. All unit entries will have sufficient illumination and addresses.



DC1 PROJECT USES AND ACTIVITIES

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

B. Vehicular Access and Circulation:

- 1. **Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC2 ARCHITECTURAL CONCEPT:

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within it’s surroundings.

A. Massing:

- 2. **Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

B. Architectural and Façade Composition:

- 1. **Façade Composition:** Design all building facades considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

D. Scale and Texture:

- 1. **Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.
- 2. **Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC3 OPEN SPACE CONCEPT:

Use appropriate and high quality elements and finishes for the building and its open spaces.

B. Open Spaces Uses and Activities:

- 1. **Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

C. Lighting:

- 2. **Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

D. Trees, Landscape and Hardscape materials:

- 1. **Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.
- 2. **Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

To minimize conflict between pedestrians and vehicles the proposed project separates access points for each. The pedestrian access point is along the south property line while the vehicular access point is in the center of the site between the existing single-family structure and unit 3. The central courtyard is widened to provide better lighting and the entries are recessed to provide protection from vehicles moving through the courtyard.

The proposed project uses modulation, overhangs, balconies, arbors, and canopies as ways to reduce the perceived mass of structures. Along the western street façade, a reduced front setback average allows for modulation and a setback on the upper floors. The use of roof overhangs instead of tall parapets also reduces the perceived mass of structures along property lines.

The adjacent townhouse project located just south of the proposed site creates an opportunity to continue an urban façade along the east side Broadway E while also allowing a transition down in scale to the existing single-family structure. This is done by use of balconies, materials, and modulations.

To help create a human scale for the project, the project will use materials such as brick, small modulations in the façade, and architectural elements such as arbors, canopies. Materials are proposed to be similar to uses within the neighborhood. The retaining walls at the sidewalk will be landscaped to provide a softened edge to the development.

There are several open spaces located in the proposed development. The central courtyard is proposed as a multi-functional space. A driveway for the vehicles to reach the private garages but also as a common space that is widened enough to allow for community gatherings and interaction between users. This space is aligned with the central courtyard of the adjacent project currently under construction. This will help light and air to reach this space. The units facing the street are proposed to have semi-private garden entries above the street. Allowing those residents to have personal exterior gardens.

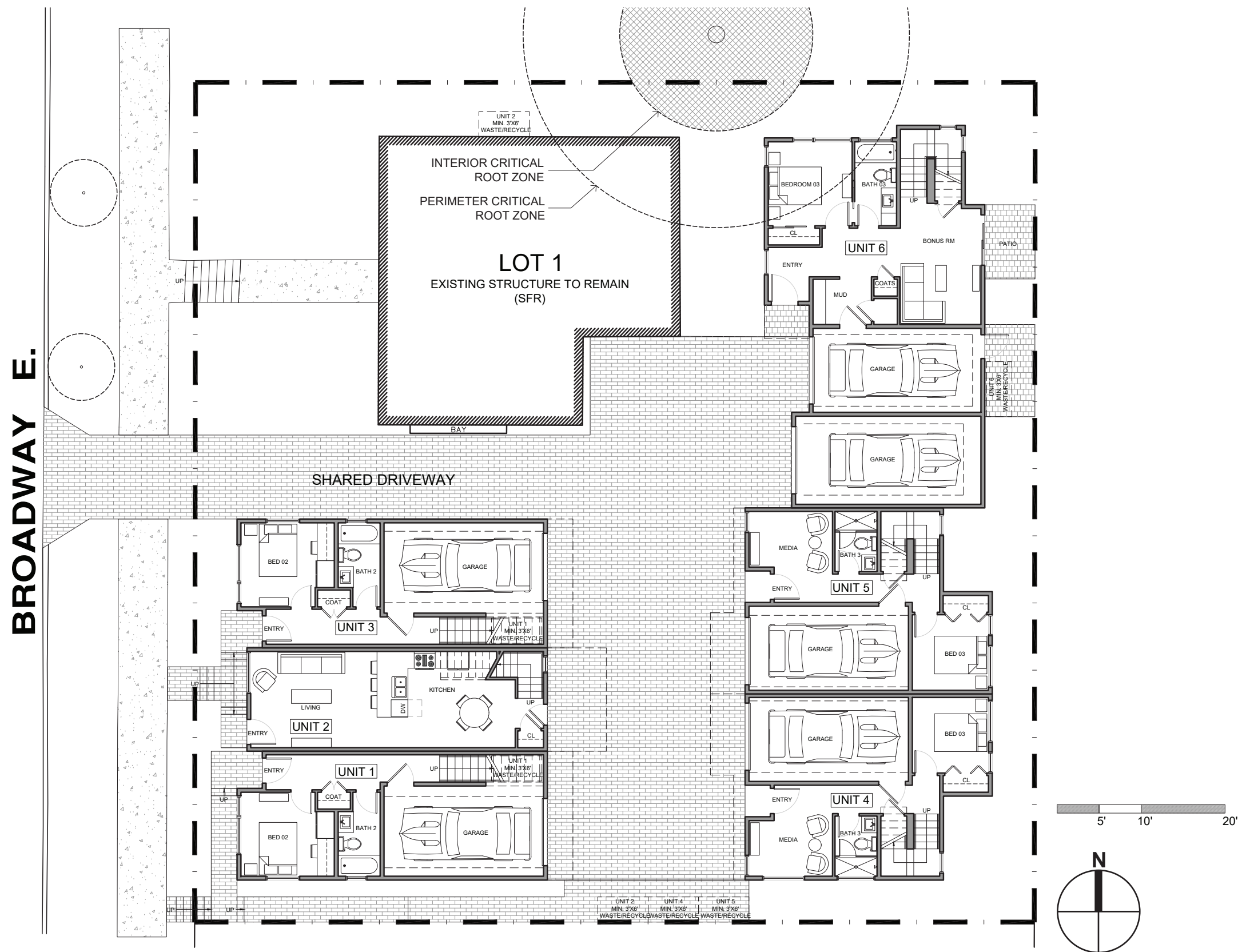
Lighting will be provided at all entries, pedestrian paths to help with safety and security of the site. All lighting will be designed to minimize light seepage onto adjacent sites.

The proposed landscaping and hardscaping will provide a reinforcement to the overall design. Materials will be chosen to give a sense of place, visual interest, and scale. The design shifts proposed units south away from the exceptional tree located on the adjacent lot, creating a small buffer.

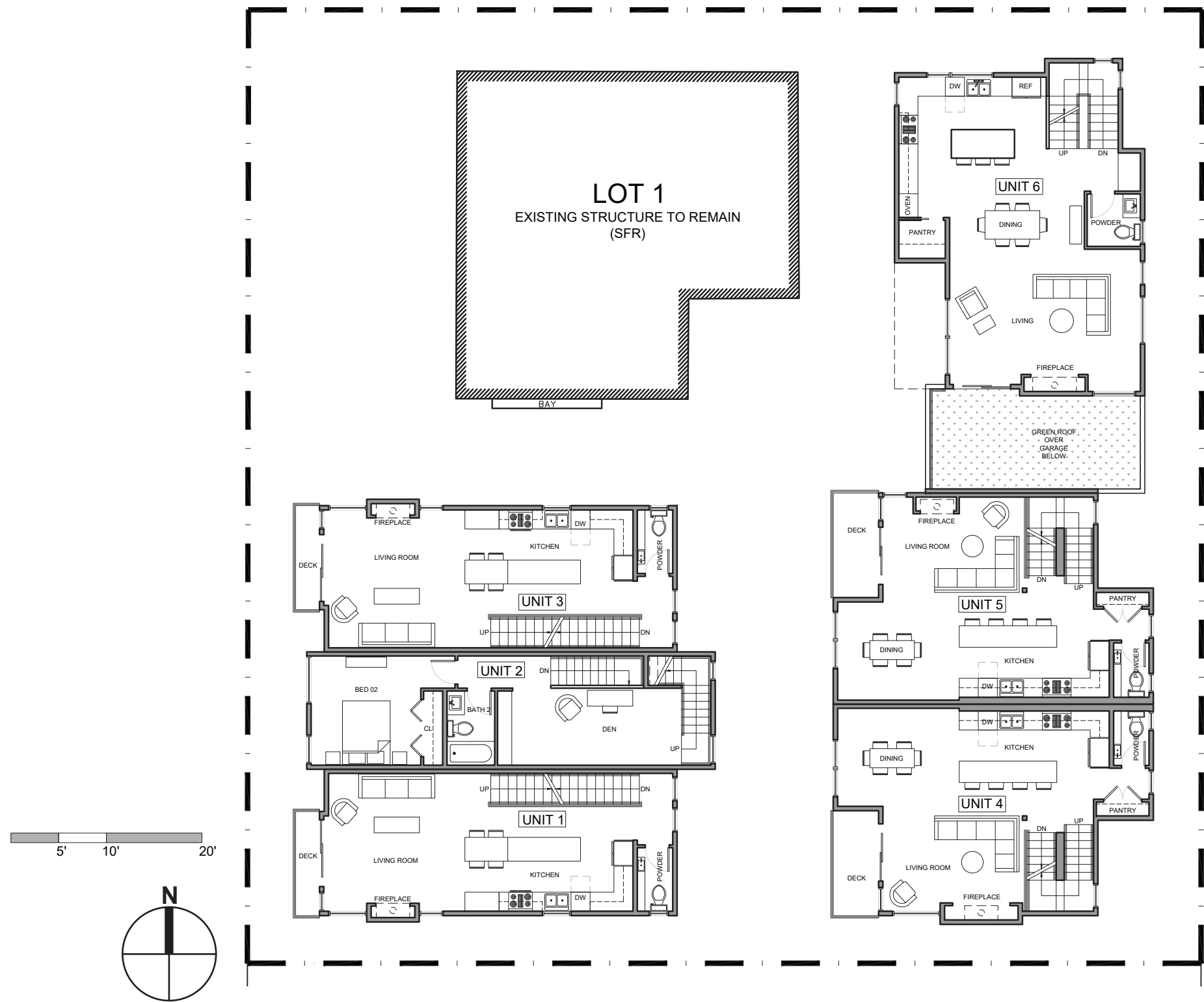


ARCHITECTURAL CONCEPT: FIRST FLOOR PLAN

SDR PACKET - 02/05/2019
BROADWAY E



ARCHITECTURAL CONCEPT: SECOND FLOOR PLAN

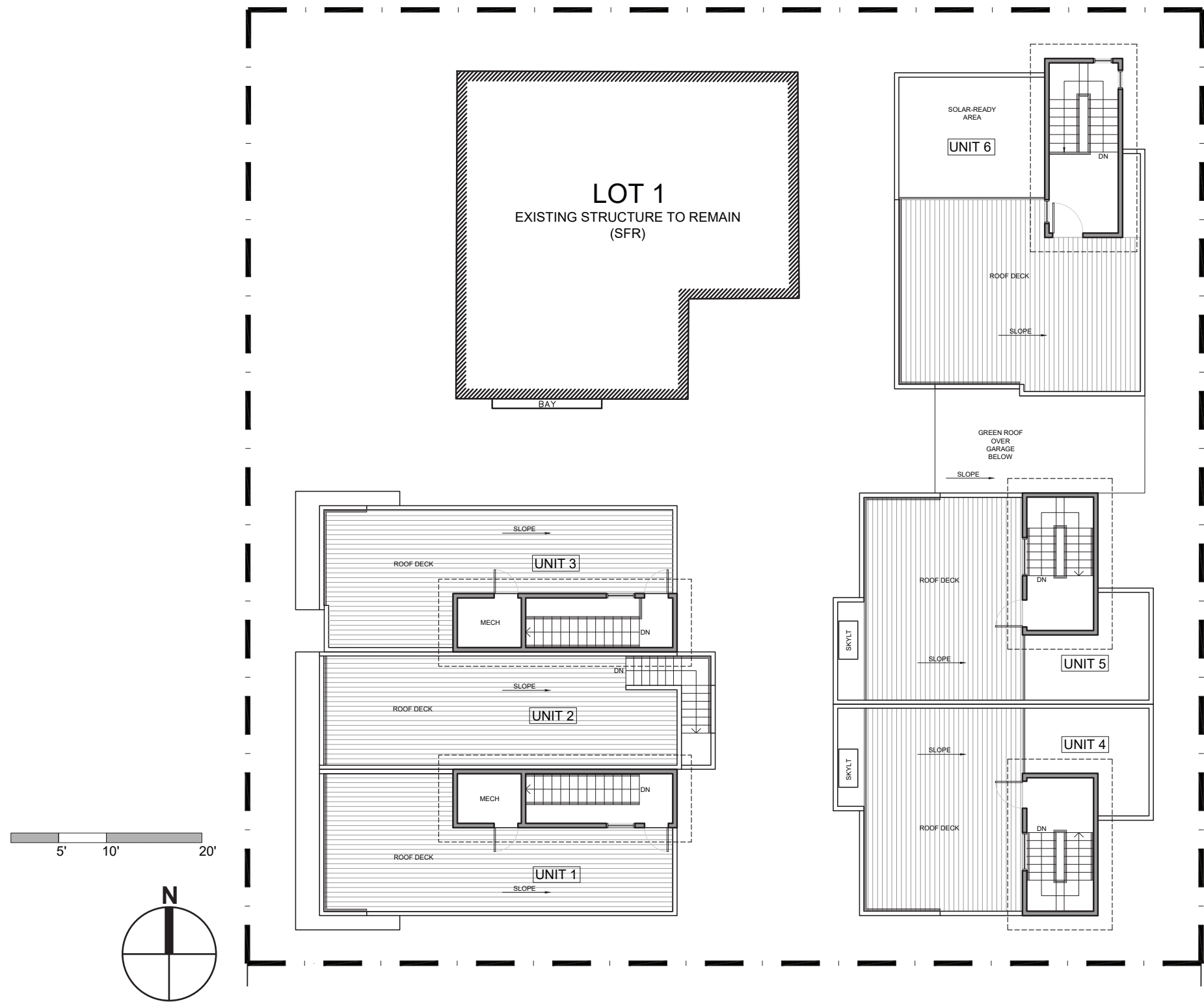


ARCHITECTURAL CONCEPT: THIRD FLOOR PLAN

SDR PACKET - 02/05/2019
BROADWAY E



ARCHITECTURAL CONCEPT: ROOF PLAN





APPROXIMATE OUTLINE OF EXISTING SINGLE-FAMILY STRUCTURE (TO REMAIN)

APPROXIMATE OUTLINE OF NEIGHBORING STRUCTURE

PERSPECTIVE VIEW WEST

ARCHITECTURAL CONCEPT: RENDERINGS

SDR PACKET - 02/05/2019
BROADWAY E

APPROXIMATE OUTLINE OF
NEIGHBORING STRUCTURE



APPROXIMATE OUTLINE OF EXISTING SINGLE-
FAMILY STRUCTURE (TO REMAIN)

PERSPECTIVE VIEW SOUTHEAST



ARCHITECTURAL CONCEPT: RENDERINGS

SDR PACKET - 02/05/2019
BROADWAY E



PERSPECTIVE VIEW COURTYARD SOUTH

APPROXIMATE OUTLINE OF EXISTING SINGLE-
FAMILY STRUCTURE (TO REMAIN)



PERSPECTIVE VIEW NORTHWEST






PERSPECTIVE VIEW SOUTHWEST




ARCHITECTURAL CONCEPT: ELEVATIONS AND MATERIALS

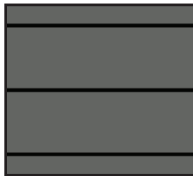
SDR PACKET - 02/05/2019
BROADWAY E




1. SLIM BRICK:
COAL CREEK
(SIM).




2. TIGHT KNOT
CEDAR:
NATURAL TONE
STAIN (SIM).




3. HARDI-LAP SIDING:
SW 7068 GRIZZLE
GRAY (SIM).



4. HARDI-LAP SIDING:
SW 7067 CITY-
SCAPE (SIM).



5. HARDI PANEL
SIDING:
SW 6335 FIRED
BRICK (SIM).



6. HARDI PANEL
SIDING:
SW 7069 IRON ORE
(SIM).



ARCHITECTURAL CONCEPT: ELEVATIONS AND MATERIALS

1. SLIM BRICK:
COAL CREEK
(SIM).

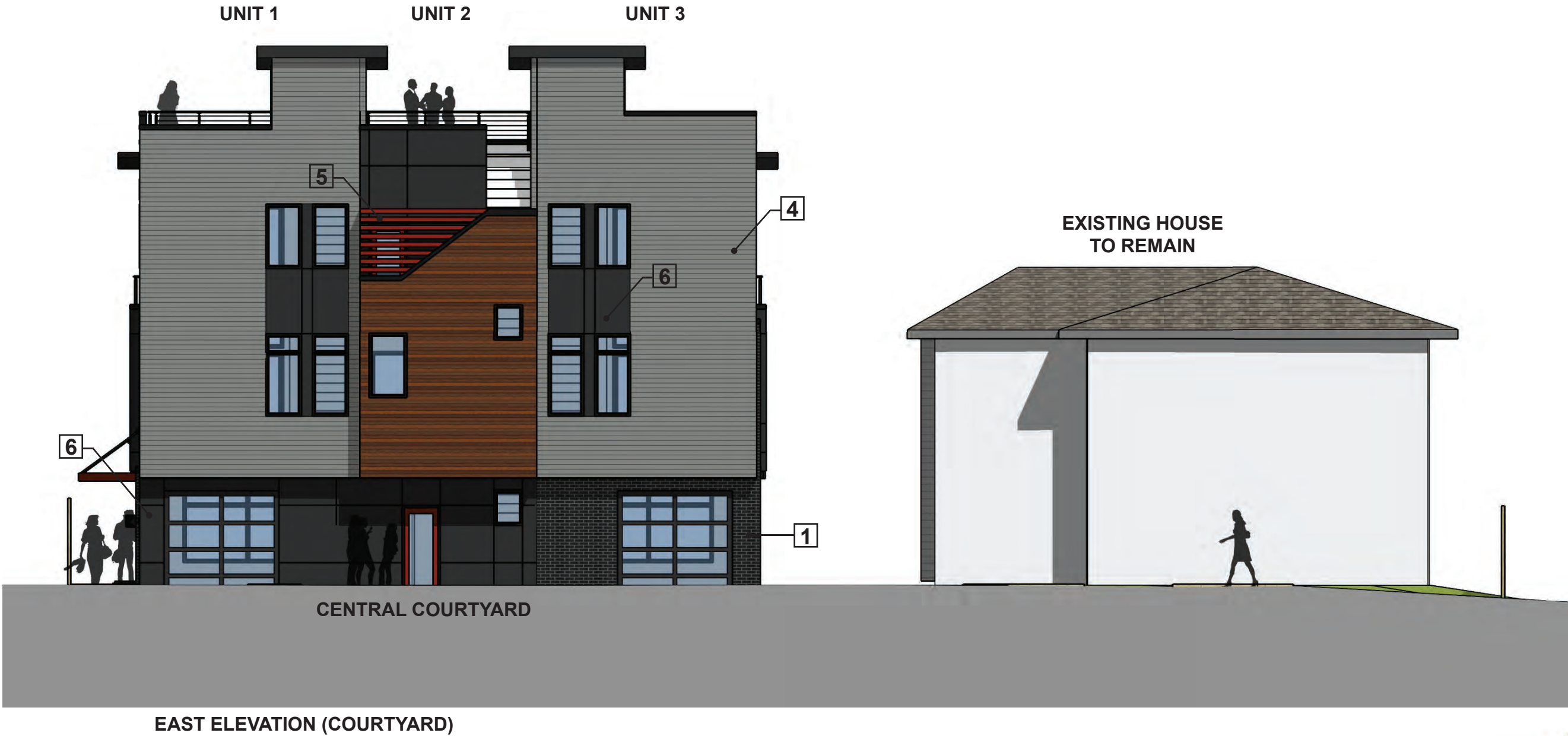
2. TIGHT KNOT
CEDAR:
NATURAL TONE
STAIN (SIM).

3. HARDI-LAP SIDING:
SW 7068 GRIZZLE
GRAY (SIM).


4. HARDI-LAP SIDING:
SW 7067 CITY-
SCAPE (SIM).


5. HARDI PANEL
SIDING:
SW 6335 FIRED
BRICK (SIM).

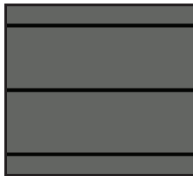
6. HARDI PANEL
SIDING:
SW 7069 IRON ORE
(SIM).





ARCHITECTURAL CONCEPT: ELEVATIONS AND MATERIALS


- 

1. SLIM BRICK:
COAL CREEK
(SIM).
- 

2. TIGHT KNOT
CEDAR:
NATURAL TONE
STAIN (SIM).
- 

3. HARDI-LAP SIDING:
SW 7068 GRIZZLE
GRAY (SIM).
- 

4. HARDI-LAP SIDING:
SW 7067 CITY-
SCAPE (SIM).
- 

5. HARDI PANEL
SIDING:
SW 6335 FIRED
BRICK (SIM).
- 

6. HARDI PANEL
SIDING:
SW 7069 IRON ORE
(SIM).



WEST ELEVATION (COURTYARD)



ARCHITECTURAL CONCEPT: ELEVATIONS AND MATERIALS

1. SLIM BRICK: COAL CREEK (SIM).

2. TIGHT KNOT CEDAR: NATURAL TONE STAIN (SIM).

3. HARDI-LAP SIDING: SW 7068 GRIZZLE GRAY (SIM).

4. HARDI-LAP SIDING: SW 7067 CITY-SCAPE (SIM).

5. HARDI PANEL SIDING: SW 6335 FIRED BRICK (SIM).

6. HARDI PANEL SIDING: SW 7069 IRON ORE (SIM).

UNIT 4

UNIT 5

UNIT 6




EAST ELEVATION




ARCHITECTURAL CONCEPT: ELEVATIONS AND MATERIALS


SDR PACKET - 02/05/2019
BROADWAY E




1. SLIM BRICK:
COAL CREEK
(SIM).




2. TIGHT KNOT
CEDAR:
NATURAL TONE
STAIN (SIM).




3. HARDI-LAP SIDING:
SW 7068 GRIZZLE
GRAY (SIM).



4. HARDI-LAP SIDING:
SW 7067 CITY-
SCAPE (SIM).



5. HARDI PANEL
SIDING:
SW 6335 FIRED
BRICK (SIM).





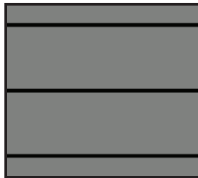



6. HARDI PANEL
SIDING:
SW 7069 IRON ORE
(SIM).



SOUTH ELEVATION



ARCHITECTURAL CONCEPT: ELEVATIONS AND MATERIALS



1. SLIM BRICK:
COAL CREEK
(SIM).

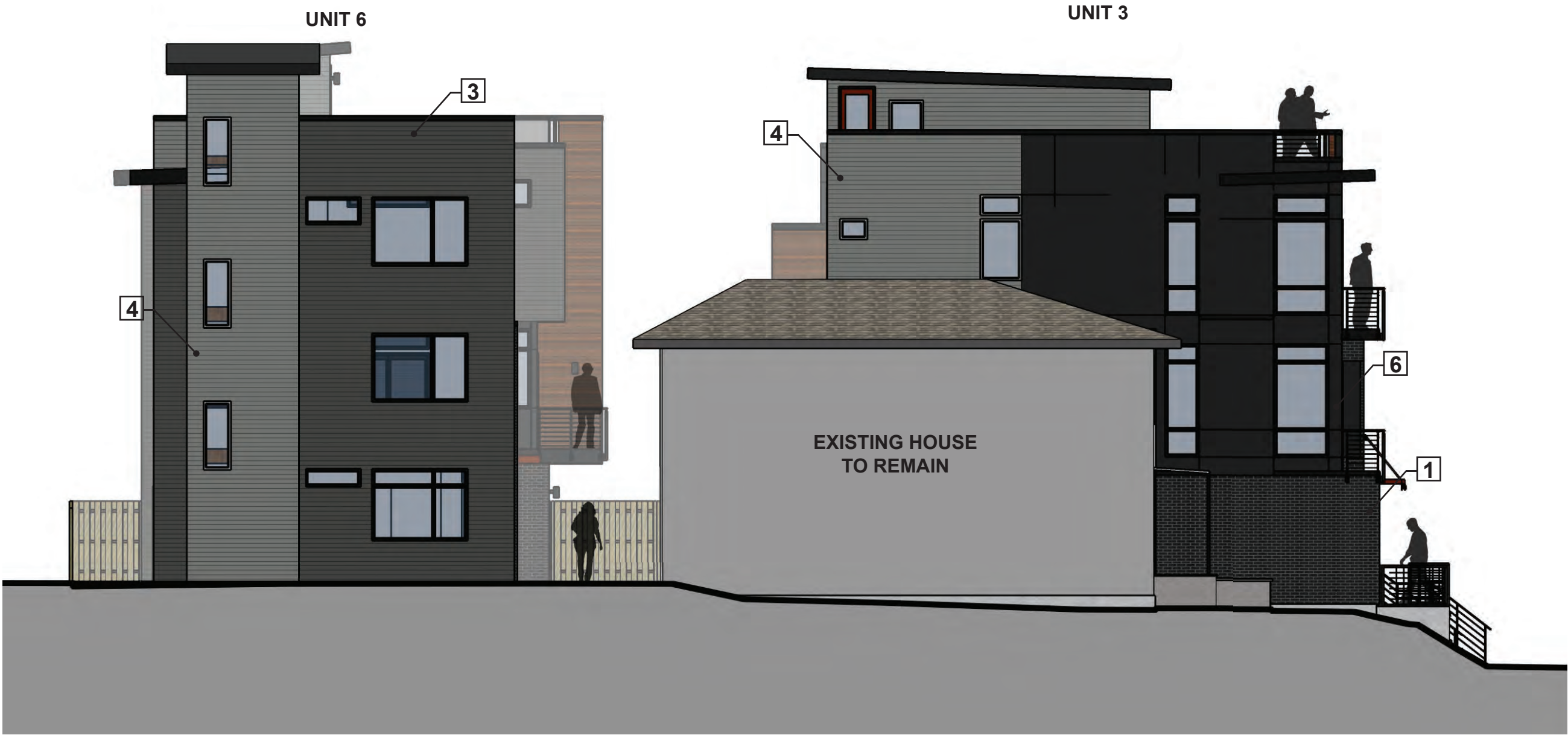
2. TIGHT KNOT
CEDAR:
NATURAL TONE
STAIN (SIM).

3. HARDI-LAP SIDING:
SW 7068 GRIZZLE
GRAY (SIM).

4. HARDI-LAP SIDING:
SW 7067 CITY-
SCAPE (SIM).

5. HARDI PANEL
SIDING:
SW 6335 FIRED
BRICK (SIM).

6. HARDI PANEL
SIDING:
SW 7069 IRON ORE
(SIM).

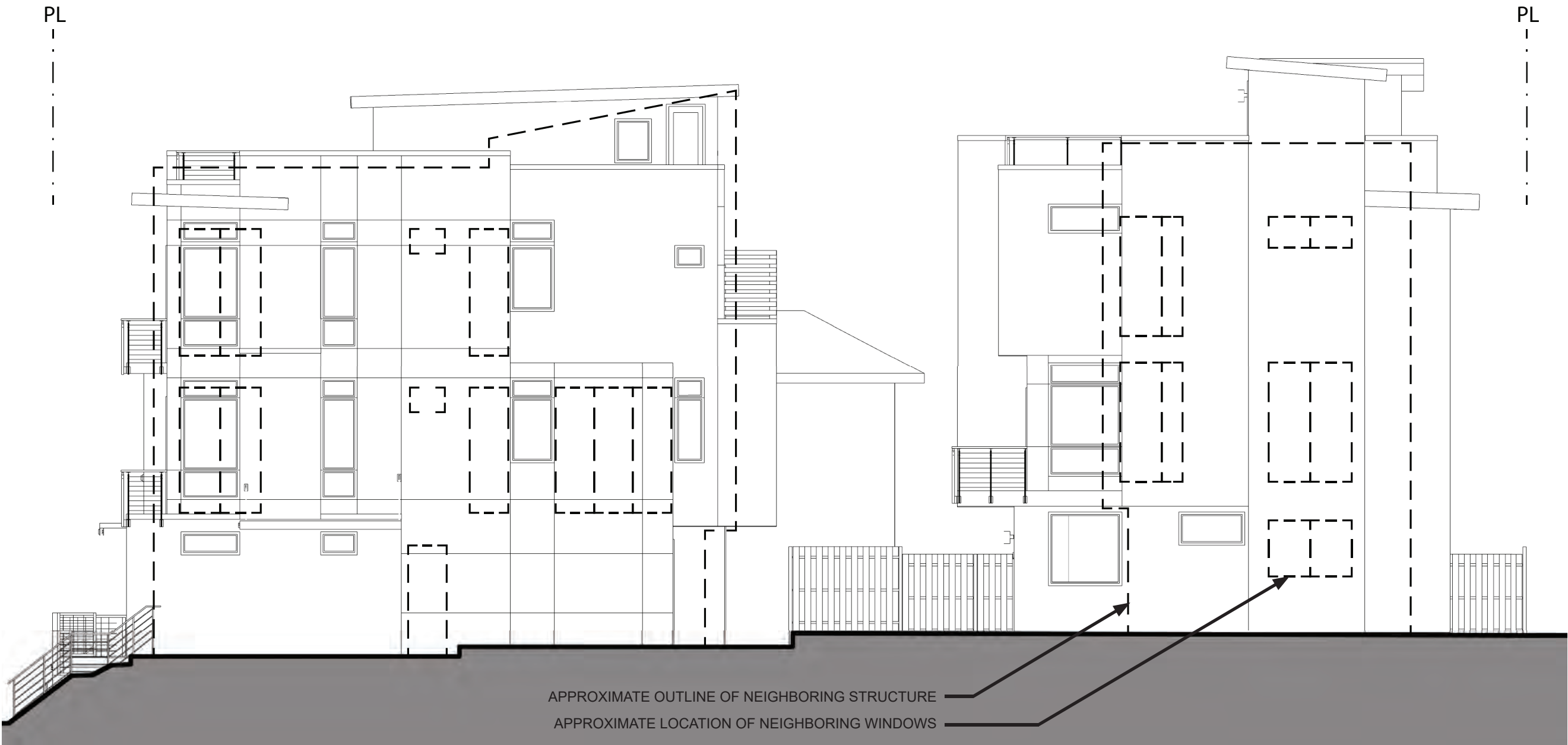


NORTH ELEVATION



ARCHITECTURAL CONCEPT: SOUTH ELEVATION WINDOW STUDY

SDR PACKET - 02/05/2019
BROADWAY E



DESIGNED TO AVOID WINDOW
AND DOOR OVERLAP EXCEPT FOR
WESTERN STREET EDGE.



LANDSCAPE CONCEPT: PLANTING PLAN

